

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 314 1st Ave N
Project Name: Rooftop additions and deck
Prepared By: John Smoley, Ph.D., Senior City Planner, (612) 673-2830
Applicant: MSR Design
Project Contact: Matthew Krontorád
Ward: 3
Neighborhood: Downtown West
Request: To permit rooftop additions, a deck, and other alterations to 314 1st Ave N in the Downtown West Neighborhood.

Required Applications:

| | |
|---------------------------------------|--|
| Certificate of Appropriateness | To permit rooftop additions, a deck, and other alterations to 314 1 st Ave N in the Downtown West Neighborhood. |
|---------------------------------------|--|

HISTORIC PROPERTY INFORMATION

| | |
|-----------------------------------|---|
| Current Name | 314 1 st Ave N |
| Historic Name | Kingman Building |
| Historic Address | 312, 314, and 316 1 st Ave N |
| Original Construction Date | 1886 |
| Original Architect | Long and Kees |
| Original Builder | McMillan |
| Historic Use | Warehouse |
| Current Use | Offices and Unpermitted Reception or Meeting Hall |
| Proposed Use | Offices |

| | | | |
|----------------------------------|----------------|--------------------------------|---------------|
| Date Application Deemed Complete | March 23, 2022 | Date Extension Letter Sent | n/a |
| End of 60-Day Decision Period | May 22, 2022 | End of 120-Day Decision Period | July 21, 2022 |

CLASSIFICATION

| | |
|--|--|
| Local Historic District | Minneapolis Warehouse Historic District |
| Period of Significance | 1865 – 1930 |
| Criteria of Significance | <p><i>Criteria 1:</i> The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history.</p> <p><i>Criteria 4:</i> The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.</p> <p><i>Criteria 6:</i> The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.</p> |
| Date of Local Designation | 1978 |
| Date of National Register Listing | 1989 |
| Applicable Design Guidelines | <p><u><i>The Secretary of the Interior's Standards for the Treatment of Historic Properties</i></u></p> <p><u><i>Minneapolis Warehouse Historic District Design Guidelines</i></u></p> |

SUMMARY

BACKGROUND. The Kingman Building warehouse is a four-story deep red brick and stone building designed in a commercial adaptation of the Queen Anne Style. Although the ground floor has been altered, the upper stories are in original condition with finely executed details in brick and stone. The upper three stories are divided into bays by five brick piers which extend their tapered ends beyond the roof line, and which employ curved bricks at the pier corners. The windows have been modified and are a fixed transom over two sliding windows. The fourth story windows are rounded with glazed brick arches and above the arches is more decorative brickwork. An ornate panel of carved stone is placed on each pier and between the arches. The storefront was altered in 1961. The building retains its integrity despite this alteration.

The site is located mid-block along the west side of 1st Avenue North between 3rd St N and 4th St N. Surface parking exists at the rear/west side of the building. An alley runs along the south side of the lot and at the rear. The site is located in the Minneapolis Warehouse Historic District and in the Twentieth Century Warehouse character area. The period of significance for the Warehouse Historic District is 1865 to 1930. The building is a contributing resource.

In 2013 the applicant team received an approved Certificate of Appropriateness to make fire escape and window/door opening modifications on the alley (west) side of the building; add balconies to the north (rear) side of the building; add rooftop mechanical equipment; and rebuild the elevator overrun.

In 2016 the applicant team submitted a Building Permit and a Certificate of No Change to repair the roof around the existing skylight and air conditioning condensers on the roof of the building, but their submitted drawings and photographs suggested a more substantial scope of work that included a rooftop patio, mechanical equipment and an addition to the historic fire escape. This permit request was cancelled after more than 180 days of inactivity.

In 2018 the applicant team returned with a Certificate of Appropriateness application to request approval of the expired 2013 approvals of fire escape and window/door opening modifications and new balconies on the west

and north sides of the building. In January 2019 the Heritage Preservation Commission approved this request once again.

Following this time, CPED obtained evidence that a rooftop patio was being used on the property. CPED revoked the Certificate of Occupancy pending removal or redesign and approval of this feature. Heritage Preservation staff have been working with the applicant team since fall 2019 on the current Certificate of Appropriateness application, which has remained incomplete for many months while the applicant team redesigned their proposal to ensure Building Code egress requirements for the rooftop deck could be met. While plans were being redrawn, in fall 2021 the applicant team painted the historic first floor masonry without heritage preservation approval. Staff originally scheduled this current application for the May 4, 2022, HPC meeting but had the item continued when a site visit shortly before the meeting revealed that additional unpermitted work had taken place at the rear of the building; doors and transoms had been replaced, illuminated canopies had been added, a security camera had been added, signs had been removed and added, electrical conduit had been installed, and the loading dock had been removed.

The building has been used for offices, retail, and what appears to be an unpermitted reception or meeting hall. The applicant notes in their application that the proposed use of the building is offices.



APPLICANT'S PROPOSAL.

The applicant seeks approval of previously approved but unbuilt work, unpermitted existing work, and proposed work.

Previously approved but unbuilt work consists of the following 2013 and 2019 Certificate of Appropriateness work items:

- Fire escape and window/door opening modifications on the alley (west) side of the building.
- Rooftop mechanical equipment.

Proposed (existing unpermitted) work that requires HPC review is:

- Guardrail on three sides of the roof parapet.
- Roof trellis.
- Rooftop stair addition.

Proposed new work that requires HPC review consists of:

- Rooftop lift addition.
- Removal of existing paint at first level façade along First Avenue and west side alley.

CPED is recommending that these applications be continued two cycles to the June 7, 2022, Heritage Preservation Commission hearing due to additional unpermitted work being identified after the initial noticing period.

RELATED APPROVALS.

| Planning Case # | Application(s) | Description | Action (Date of Approval) |
|-----------------|--------------------------------|--|---------------------------|
| BZH-27583 | Certificate of Appropriateness | To allow fire escape and window/door opening modifications, rebuilding the elevator overrun, and new balconies and rooftop mechanical equipment for the building | January 15, 2013 |
| PLAN8122 | Certificate of Appropriateness | To allow fire escape and window/door opening modifications and new balconies | January 22, 2019 |

PUBLIC COMMENTS. Staff has received one letter in support of the proposal from the North Loop Neighborhood Association. Any additional correspondence received prior to the public meeting will be forwarded on to the Heritage Preservation Commission for consideration.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by MSR Design for the property located at 314 1st Ave N in the Minneapolis Warehouse Historic District:

A. Certificate of Appropriateness.

Recommended motion: The Heritage Preservation Commission **continues** the certificate of appropriateness to permit rooftop additions and a deck to the June 7, 2022, Heritage Preservation Commission hearing.

ATTACHMENTS

1. Oblique aerial photo
2. Statement of proposed use and description of project
3. Written statement addressing applicable findings
4. Plans
5. Public comments



Oblique Aerial Photo of 314 1st Avenue North, Spring 2018, courtesy of Hennepin County Aerials

3/22/2022



John Smoley, Development Services
City of Minneapolis
505 Fourth Avenue South, Room 320
Minneapolis, MN 55415

Re: 314 First Ave North, Certificate of Appropriateness Application Update

HPC Staff,

MSR Design has been contracted by D-Bold Investment LLC to do a building assessment and design a code compliant, historically appropriate rehabilitation of the egress system for 314 First Ave North. The narrative is intended to detail the proposed rehabilitation of 314 First Ave North, Minneapolis, MN 55401 according to the Certificate of Appropriateness Application Guidelines and give a brief history of the building. It is also intended to inform the relevant neighborhood and community groups of the intent and extent of the project. 314 First Ave North is not a historic building but is in a historic district, and thus the exterior of the building is our primary focus but the below will also note some of the interior code and design moves in relation to the exterior.

The building received a Certificate of Appropriateness from the HPC for similar work in 2013 and 2018. Both Certificates expired prior to completing all of the work that was approved. This application intends to complete the work and include additional work for a rooftop deck including a lift connecting the fourth floor to the rooftop to provide an accessible route. In this application, proposed (existing unpermitted) work, has been included for consideration by HPC and the building permit office. This narrative will discuss what has already been built and how code and appropriateness issues are proposed to be resolved.

The 2018 submittal included an exterior egress stair connecting levels 2, 3, 4. That stair was approved as appropriate but not constructed. The 2018 design is being resubmitted under this narrative and is proposed to be extend to the roof level as described below and noted on the elevations.

The proposed scope of work is predominately interior which does not entail substantial changes or alterations to the exterior with the exception of the exterior egress stair (fire escape).

In general, the potentially new exterior work will include updates to the egress system as noted below:

- Refurbishing, repairing, and adding to the existing fire escape for egress use effecting the alley façade.

Proposed (existing unpermitted) work that requires HPC review is as follows.

- Addition of guardrail at roof parapet – three sides.
- Addition of roof trellises.
- Review of non-visual furnishings of occupied roof top area.
- Review of internal stair doghouse at roof

Proposed new work that requires HPC review is as follows.

- Addition of new Lift enclosure at roof
- Removal of existing paint at first level façade along First Avenue and alleyway, adhering to NPS (National Park Services, Department of Interior) Preservation Briefs.

Below is a brief outline / history of the building:

- **First Floor:**

- All the building work on this floor has been permitted and meets both building code and HPC.
- **Second floor:**
 - This floor is being used as office space. The current configuration contains existing unpermitted work requiring minor changes to meet code. To meet code, various internal modifications need to be made and the exterior egress stair is required for egress.
 - Minor addition of fire rated enclosure at ceiling to protect the egress stair structure from fire is required along with minor wall and door modifications.
- **Third floor:**
 - This floor is being used as office space. The current configuration contains existing unpermitted work and current layout does not fully meet code. To meet code, various internal modifications need to be made and the exterior egress stair is required to meet egress.
 - Minor addition of fire rated enclosure at ceiling to protect the egress stair structure from fire is required along with minor wall and door modifications.
- **Fourth Floor:**
 - This floor is being used as office space. The current configuration contains existing unpermitted work and current layout does not fully meet code. To meet code, various internal modifications need to be made but the exterior egress stair is required to meet egress.
 - Existing unpermitted work includes a stair to the roof level which, by code, can be occupied only by LVL 4 and not by the overall building egress stair. We are proposing minor changes to this existing unpermitted work to bring it into code compliance.
 - New work includes minor addition of lift at fourth floor to connect to rooftop level and to complete provision of an accessible route to the rooftop. Minor modifications are required to the rooftop level framing to provide adequate opening.
- **Roof level:**
 - The current configuration is predominately existing unpermitted work and does not meet code because an additional stair is required to meet egress. This proposal seeks to address this issue by applying for a Certificate of Appropriateness that includes the design approved in 2013 and 2018 and extends it to the roof.
 - The following existing unpermitted work on the roof level that has not been reviewed by HPC:
 - Guardrail infill has been added to allow the roof to be occupied. Simple, weather steel guardrails have been added between the column extensions on First Ave and along the alley and north elevation. The guardrail matches the aesthetic of the existing exterior egress stair. They are set back as far as possible on the parapet cap to minimize visibility from the street level.
 - Various reversible planters, pavers, trellises, millwork and seating has been added to the roof terrace. Everything is **non**-visible from the street level. The top bar of one trellis is visible from ½ block away in very limited view corridors. The trellises are made of weathering steel.
 - An existing unpermitted enclosure allows access to the roof. It is not visible from ground level and is currently clad in faux stone. The new work proposes recladding in weathered steel in keeping with the historic district.
 - New work includes minor addition of lift and associated enclosure that allows accessible route to the roof level. It will not be visible from the ground level and will be clad in weathered steel in keeping with the historic district.

The project consists of a fire escape extension and repairs from the second floor to the rooftop. The following details apply:

1. All four floors are intended to be Business occupied
2. The rooftop deck is intended for use by the fourth floor only.

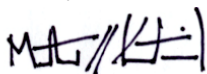
3. The rooftop deck requires an extension of the internal stair to meet egress requirements. This extension will terminate with a non-visible doghouse.
4. The rooftop will have open trellis', planters, furnishings, and guardrails.
5. The fire escape is located in the alley way between 314 First Avenue North and 322 First Avenue North.
6. The scope of work for this application includes an exterior stair.
7. The fire escape is required by code as a second means of egress for the office space inside the building.
8. This project seeks to add a rooftop deck to the building.
9. Building code will require a second means of egress from the rooftop.
10. A certificate of appropriateness was issued in 2013 and 2018 to alter the fire escape from ground level to 4th floor. Both have expired
11. A fire escape is a code acceptable egress.
 - a. Per ICC, 2015 Minnesota Conservation Code for Existing Buildings. Sections 405.1 – 405.5
12. This project seeks to maintain the historic fabric by altering the fire escape in lieu of constructing a stair tower.
13. The project will include tuck pointing the existing parapet on the alley side.
 - a. The existing parapet (alley and First Avenue) will be a minimum of 42" high from the deck side.
 - b. The existing parapet will serve as the guard rail for the deck and not altered.
14. No elements on the new roof deck will be visible from ground level at street or alley except the guard rail extension.
15. The majority of the work will be on the alley side and one structural bay from the primary façade.
16. All attachments will be at mortar joints to avoid damaging the existing brick.
17. Three windows will be altered under this request, to be replaced with doors as detailed.
 - a. One window will require sprinkler protection on the inside of the building.
 - i. This will be as simple as adding a sprinkler head.

In summary, this request seeks to add one more flight of stairs to the fire escape permitted in the 2013 certificate of appropriateness.

Below is the design intent for the exterior egress stair, as it is the primary new work of this submittal:

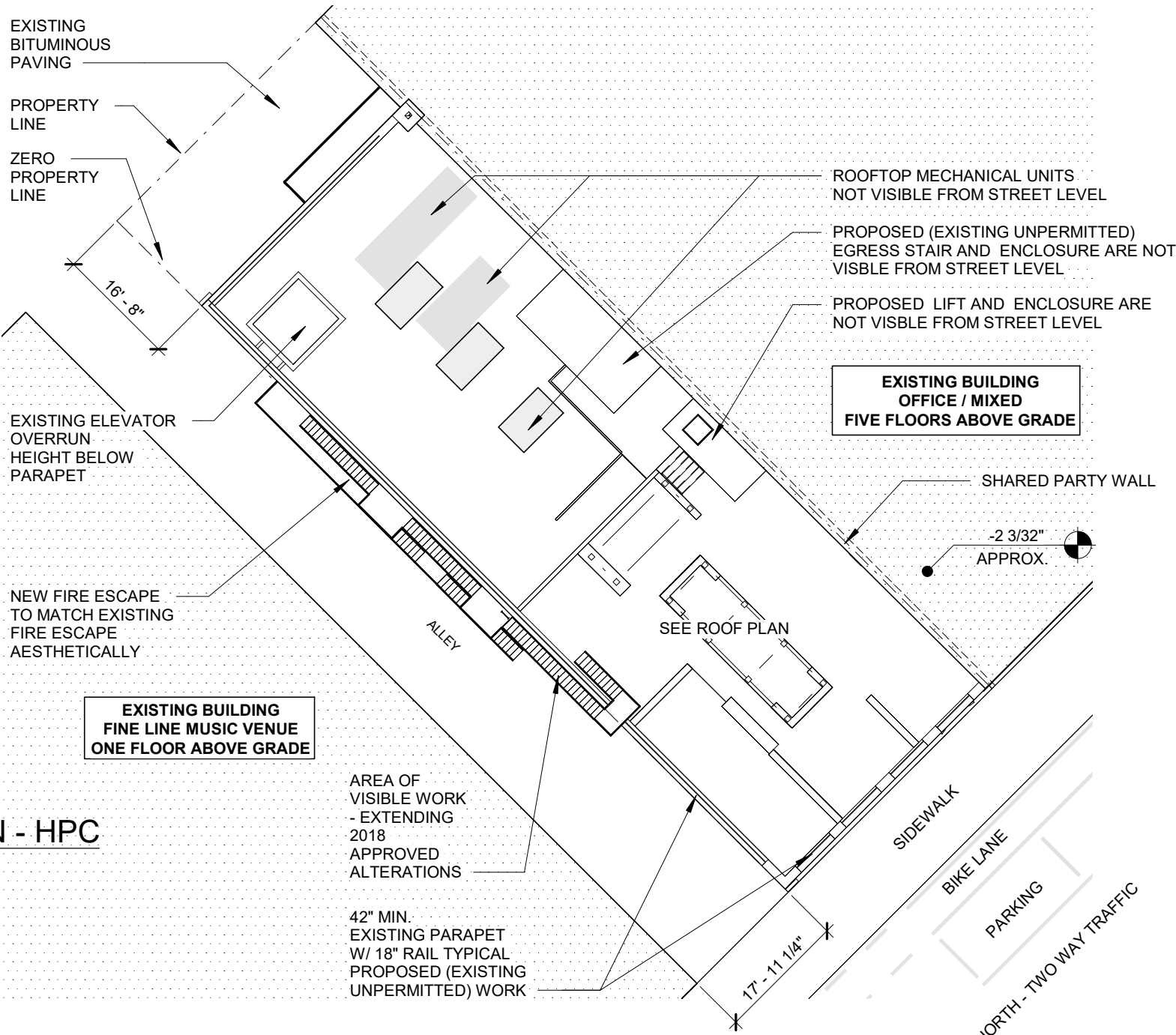
The materials and detailing are meant to compliment and respect the existing conditions while making the escape usable the existing building code. By re-using the fire escape the rehabilitation of the building avoids the need for substantial changes to character of the interior and exterior of the building. If not re-used the alternative would require the addition of a stair on the back of the building or removal of the existing interior stair along with two new stairs inside.

Sincerely,



Matthew S. Krontorad, AIA LEED AP, Principal

612.759.5040 | matthew@msrdesign.com

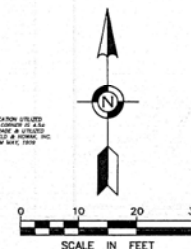


1 SITE PLAN - HPC

HPC01 1" = 20'-0"



SURVEY FOR:
**G & G MANUFACTURING
SOUVENIER, INC.**



Denotes 1/2 inch by 14 inch iron monument
set and marked by license No. 22033

LEGEND

- MANHOLE
- ▽ AUTO SPRINKLER
- ⊙ LIGHT
- ⋄ GUARD POST
- ⋈ PARKING YET
- SIGN
- BUILDING LINE
- SANITARY SEWER
- WATER MAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- ▨ BITUMINOUS SURFACE
- ▩ CONCRETE SURFACE

LEGAL DESCRIPTION

That part of Lots 6 and 7, Block 60, Town of Minneapolis, described as follows:

Beginning at a point in the line dividing said Block 60 from Utah Street (now 1st Avenue North) which point is distant 123 feet and 10 inches from the corner of said block formed by the intersection of Third Street and Utah Street; thence towards 4th Street along said dividing line 40 feet 2 inches; to the alley now used in said block; thence at right angles towards Kansas Street (now 2nd Avenue North) 132 feet more or less to the line dividing Lots 7 and 8 in said Block; thence along said last named line toward Third Street 40 feet 2 inches; thence to the said Utah Street to the point of beginning, according to the recorded plat thereof, Hennepin County, Minnesota.

CERTIFICATION

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

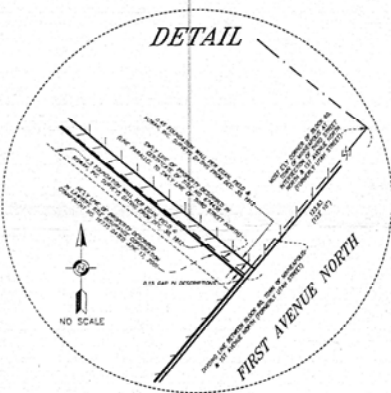
Lee J. Nord
Minnesota License No. 22033

Date of signature: January 20, 2005.
Date of survey: January 3, 2005.

NOTES

- The orientation of this bearing system is based on the southeasterly line of Block 60, Town of Minneapolis, which is assumed to have a bearing of South 39 degrees 34 minutes 12 seconds West.
- The area of the property described herein is 5,256 square feet.
- The legal description and easement information were obtained from Lawyers Title Insurance Corporation, File No. 14735 dated June 17, 2001.
- Existing utilities, services and underground structures shown herein were located either physically, from existing records made available to us, by diligent testimony, or by locations provided by Gopher State One Call, per T801 No. 50001908. Other utilities and services may be present. Verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
- According to the City of Minneapolis the property is zoned B4C-2 (downtown commercial district) and has no building setback requirements.
- The property is subject to terms, conditions and easements contained in Agreement filed in Book 2239 of Deeds, page 455; Document No. 3212160. The easement for water sprinkler systems referenced in said Document is not mathematically defined and therefore is not depicted on this drawing.
- The property described herein is embraced within the North Loop Warehouse Area and is subject to the terms and conditions designating said area per Document No. 4426475 and No. 4588793.

DETAIL



| FIELD BOOK | PAGE | FIELDWORK CHIEF: | NO. | DATE | DESCRIPTION |
|------------|------|------------------|-----|------|-------------|
| 2807 | 4 | J.M. | | | |
| | | DRAWN BY: | | | |
| | | 31819-BORY.dwg | | | |
| | | CHECKED BY: | | | |
| | | J.M. | | | |
| | | FILE NO. 550 | | | |

BOUNDARY & TOPOGRAPHIC SURVEY

SURVEY FOR:
**G & G MANUFACTURING
SOUVENIER, INC.**

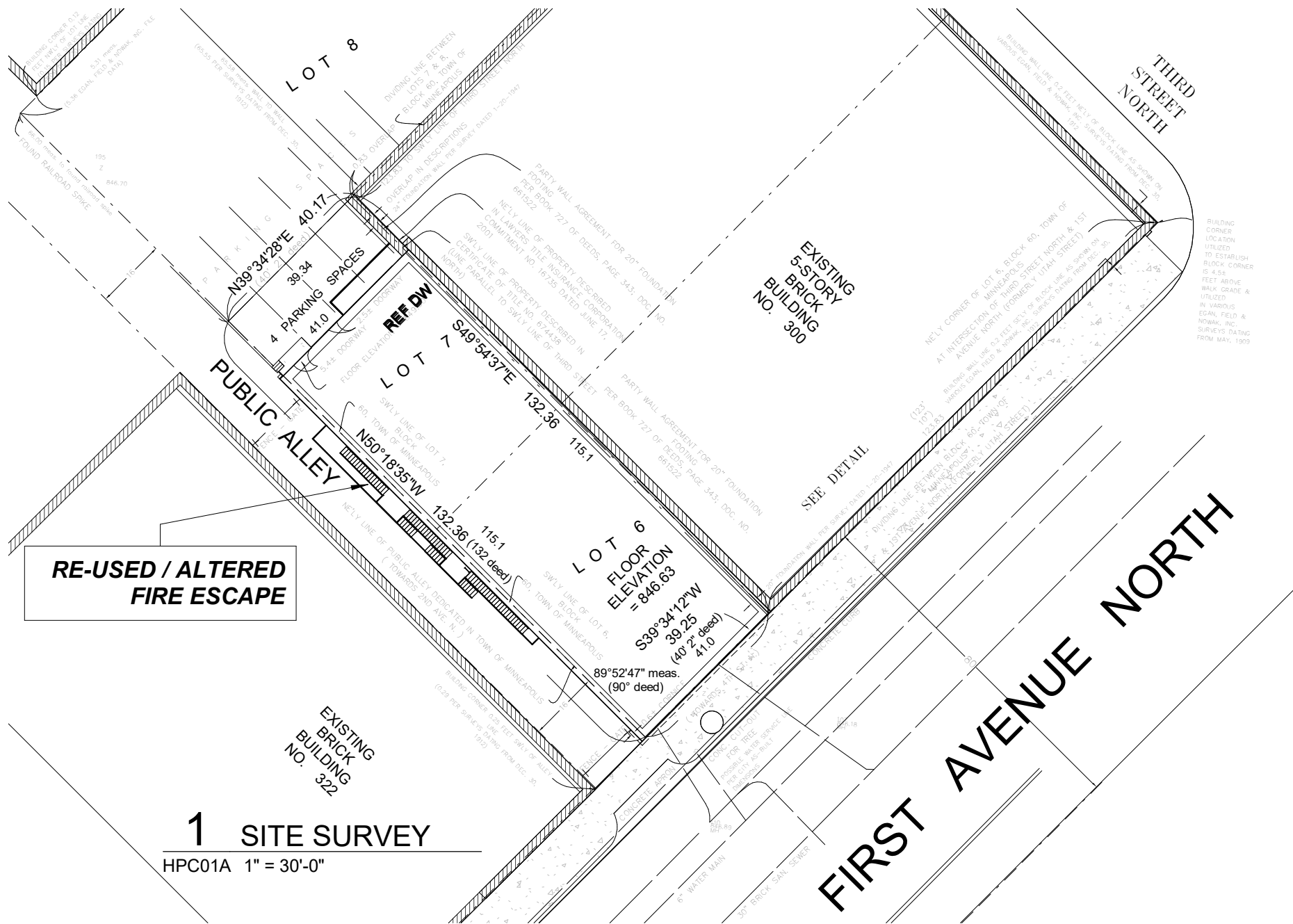
PROPERTY ADDRESS:
**314 FIRST AVENUE NORTH
MINNEAPOLIS, MN 55401**



EGAN, FIELD, & NOWAK, INC.
"SURVEYORS SINCE 1872"

7415 WAYZATA BLVD., MINNEAPOLIS, MINNESOTA 55426
PHONE: (952) 546-6837 FAX: (952) 546-6839
WEB: EFN.SURVEY.COM

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**RE-USED / ALTERED
FIRE ESCAPE**

**EXISTING
BRICK
BUILDING
NO. 322**

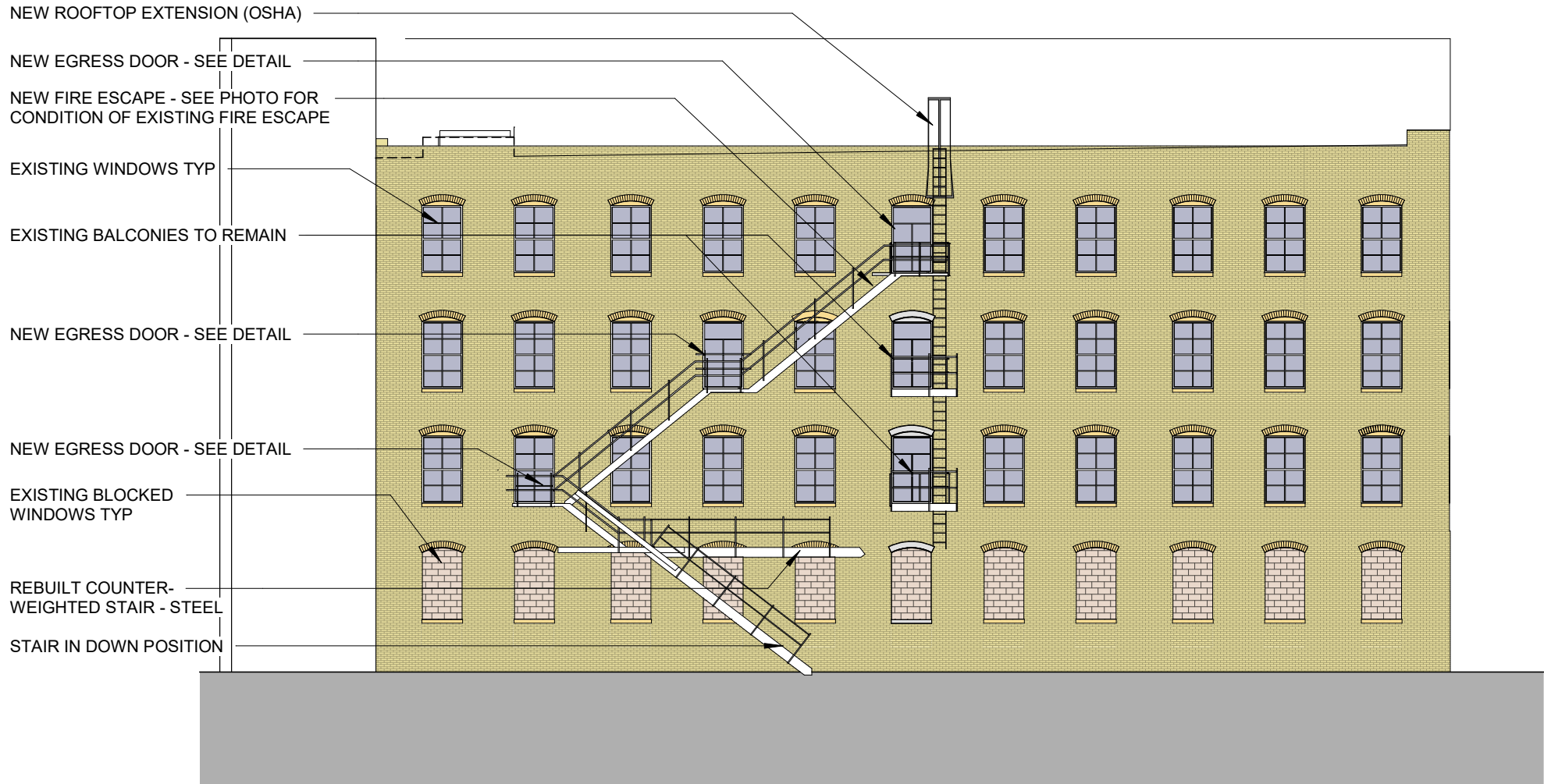
**EXISTING
5-STORY
BRICK
BUILDING
NO. 300**

1 SITE SURVEY

HPC01A 1" = 30'-0"



1 HPC - WEST ELEVATION - ALLEY EXISTING FIRE ESCAPE
HPC02 1/16" = 1'-0"



1 HPC - WEST ELEVATION - ALLEY EXISTING FIRE ESCAPE APPROVED 2018
 HPC03 1/16" = 1'-0"

LANDING OVER PARAPET FOR
ROOFTOP EGRESS

PROPOSED (EXISTING UNPERMITTED) WORK BEYOND - WEATHERED STEEL TRELLIS
LOCATED ONE AND HALF BAYS FROM PRIMARY FACADE - NOT VISIBLE FROM STREET

PROPOSED (EXISTING UNPERMITTED) WORK BEYOND - LIFT DOGHOUSE -
SEE ENLARGED ELEVATIONS - NOT VISIBLE FROM STREET

PROPOSED (EXISTING
UNPERMITTED) WORK BEYOND -
EGRESS STAIR DOGHOUSE - SEE
ENLARGED ELEVATIONS - NOT
VISIBLE FROM STREET

PROPOSED (EXISTING UNPERMITTED)
WORK GUARDRAIL - WEATHERED STEEL

NEW EGRESS DOOR - SEE DETAIL

NEW FIRE ESCAPE - SEE PHOTO FOR
CONDITION OF EXISTING FIRE ESCAPE

EXISTING WINDOWS TYP

EXISTING BALCONIES TO REMAIN

NEW EGRESS DOOR - SEE DETAIL

EXISTING BALCONIES
COMPLETED UNDER 2014 PERMIT
AND CERTIFICATE OF
APPROPRIATENESS

NEW EGRESS DOOR - SEE DETAIL

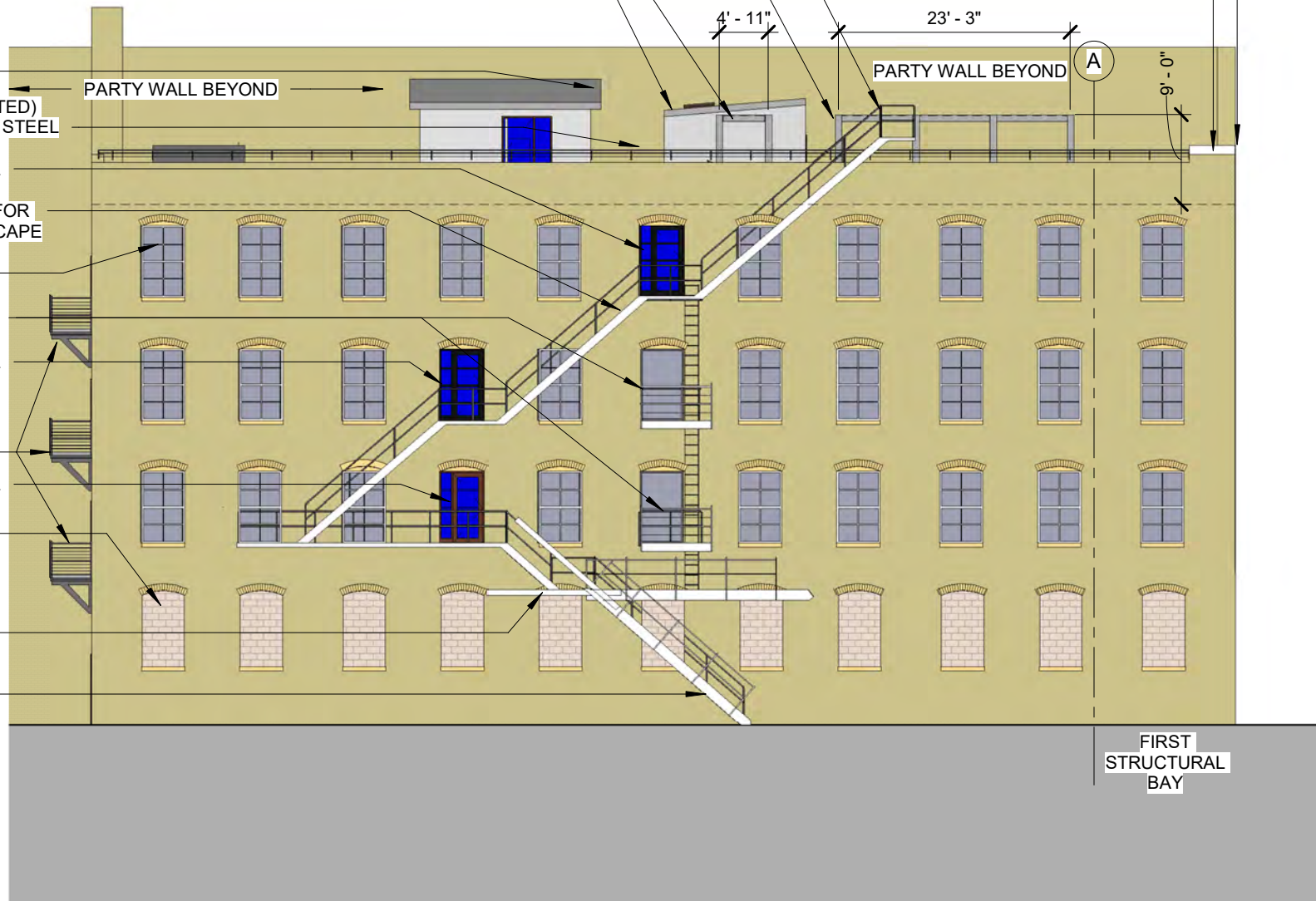
EXISTING BLOCKED
WINDOWS TYP

REBUILT COUNTER-
WEIGHTED STAIR - STEEL

STAIR IN DOWN POSITION

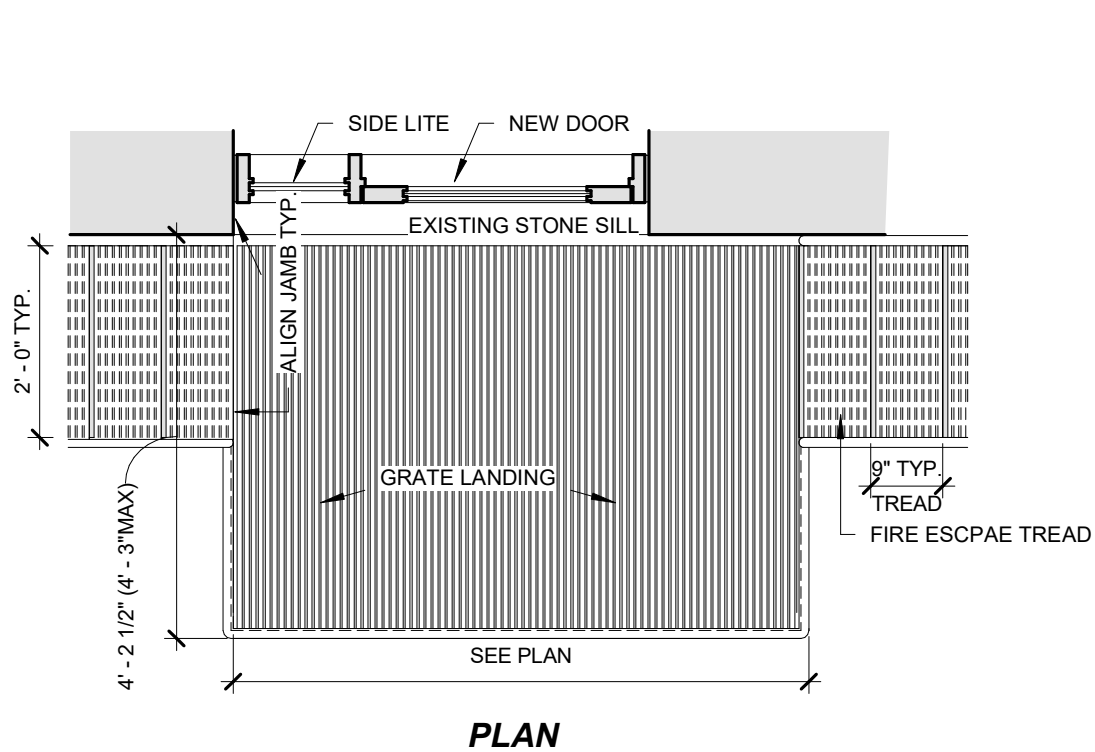
PRIMARY FACADE

PROPOSED (EXISTING
UNPERMITTED) WORK
PARAPET CAP -
WEATHERED STEEL



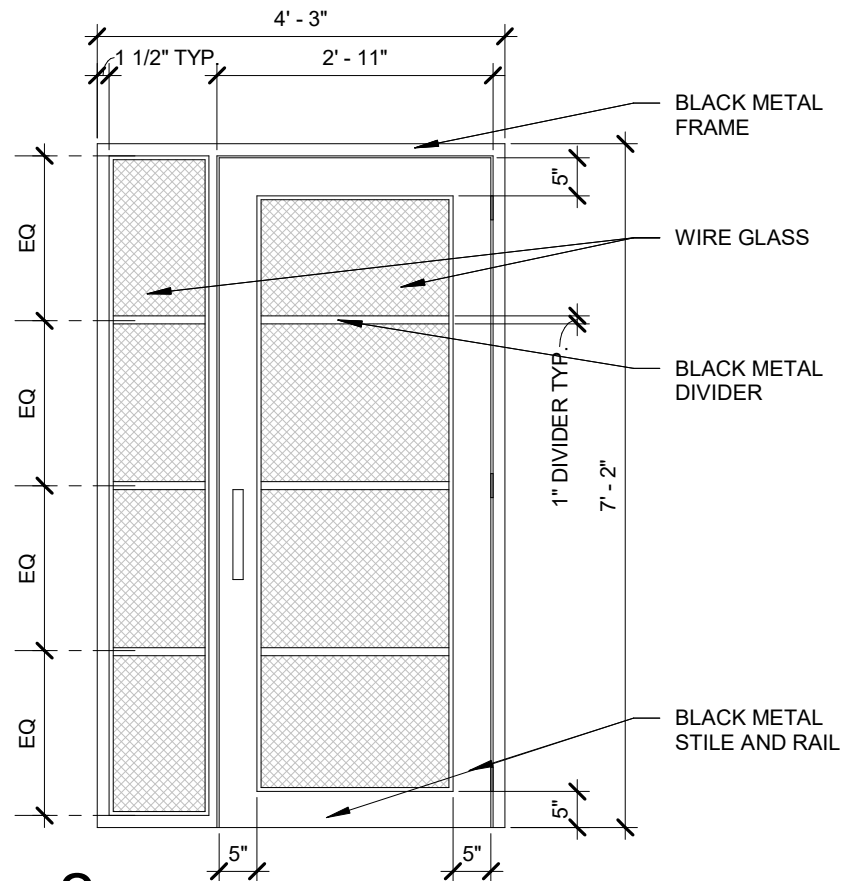
1 PROPOSED WEST ELEVATION - HPC

HPC04 1/16" = 1'-0"



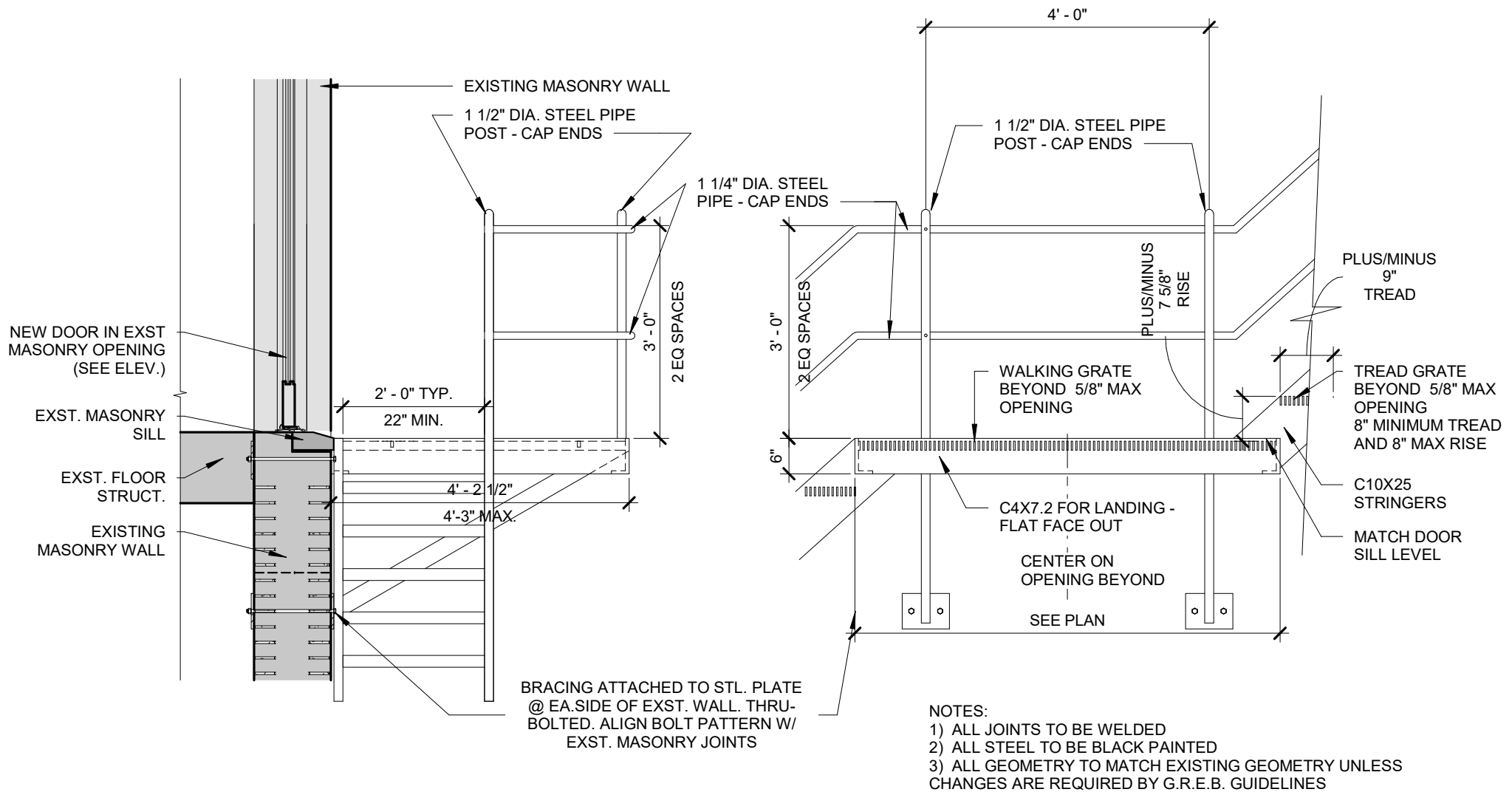
1 FIRE ESCAPE DETAIL - HPC PLAN

HPC04A 1/2" = 1'-0"



2 FIRE ESCAPE DOOR DETAIL - HPC

HPC04A 1/2" = 1'-0"

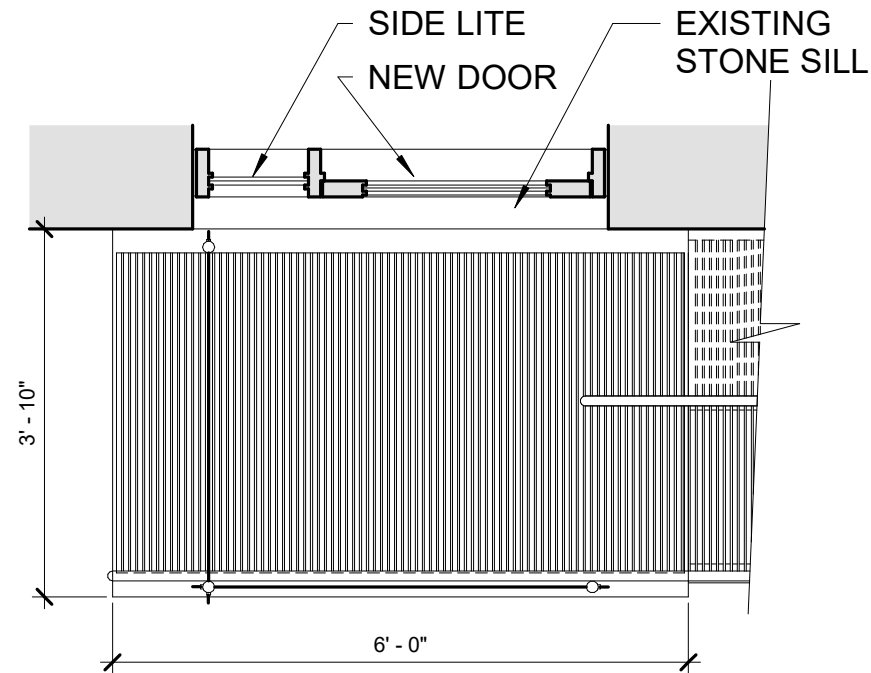


SIDE ELEVATION

ALLEY ELEVATION

1 FIRE ESCAPE DETAIL - HPC

HPC04B 1/2" = 1'-0"



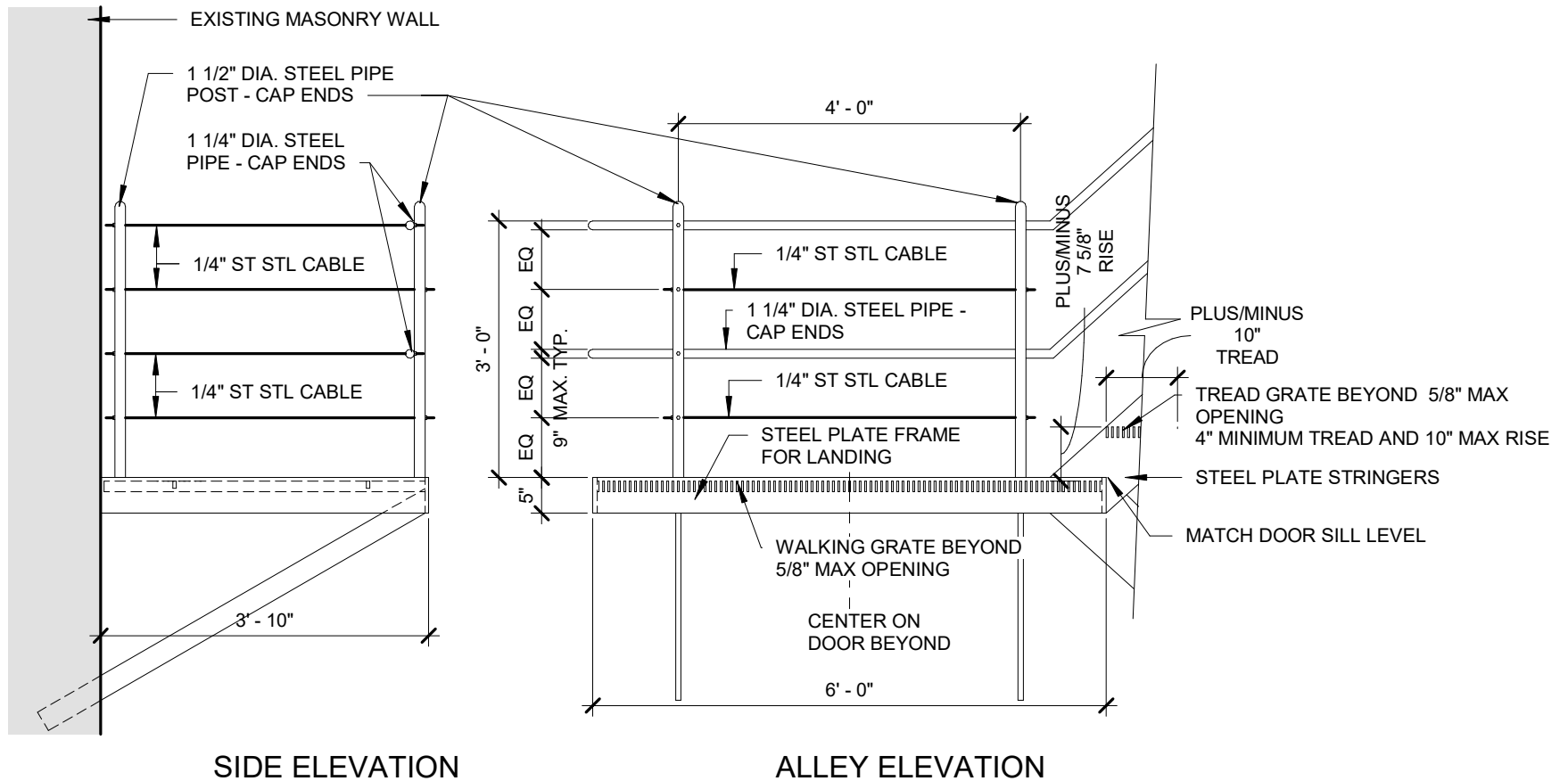
PLAN

NOTES:

- 1) ALL JOINTS TO BE WELDED
- 2) ALL STEEL TO BE BLACK PAINTED
- 3) ALL GEOMETRY TO MATCH EXISTING GEOMETRY UNLESS CHANGES ARE REQUIRED BY G.R.E.B. GUIDELINES

1 FIRE ESCAPE DETAILS - HPC PLAN

HPC04C 1/2" = 1'-0"

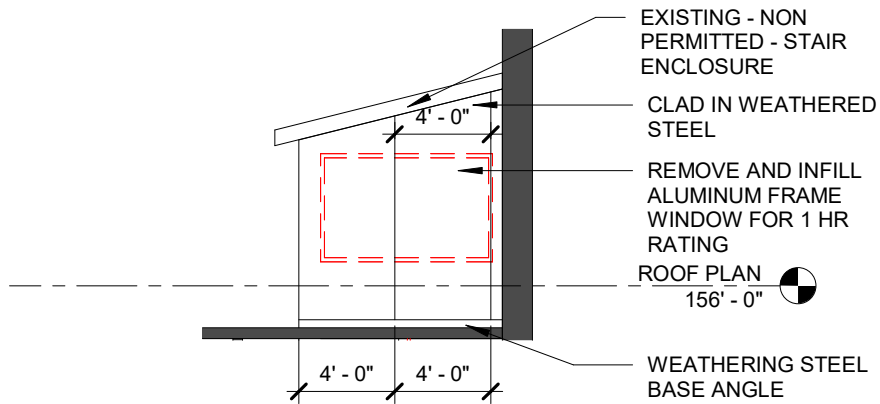


NOTES:

- 1) ALL JOINTS TO BE WELDED
- 2) ALL STEEL TO BE BLACK PAINTED
- 3) ALL GEOMETRY TO MATCH EXISTING GEOMETRY UNLESS CHANGES ARE REQUIRED BY G.R.E.B. GUIDELINES

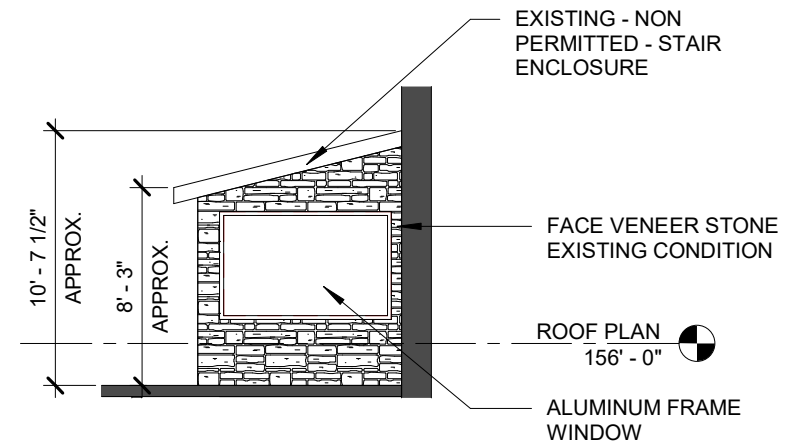
1 FIRE ESCAPE DETAILS - HPC

HPC04D 1/2" = 1'-0"



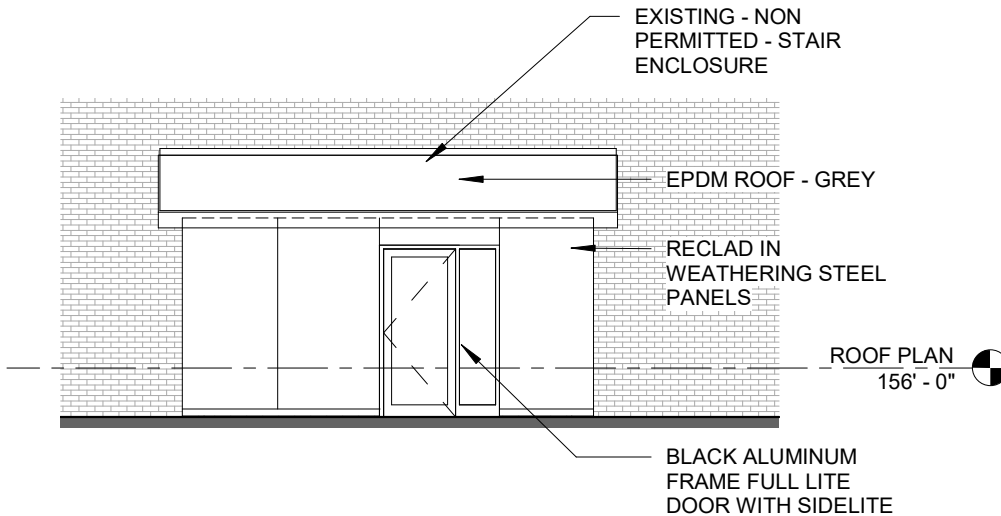
1 STAIR DOG HOUSE SOUTH - PROPOSED

HPC04E 1/8" = 1'-0"



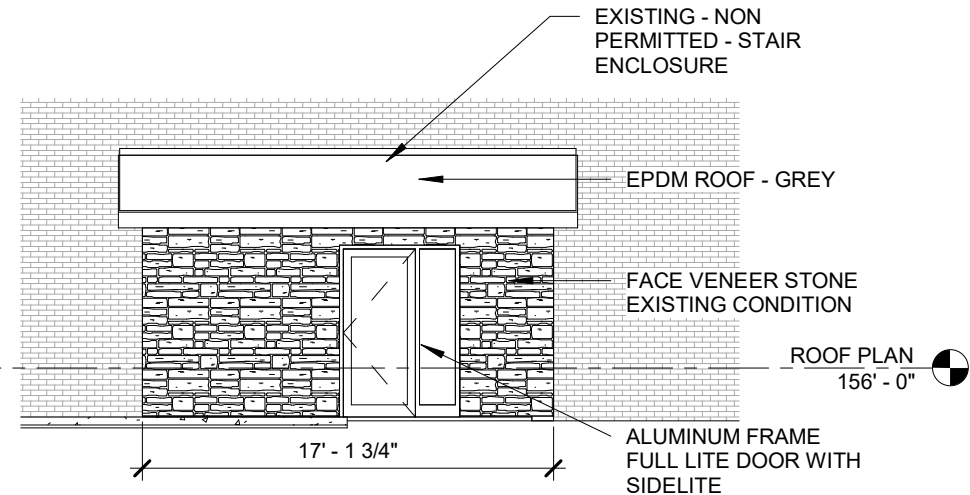
3 STAIR DOG HOUSE SOUTH - EXIST

HPC04E 1/8" = 1'-0"



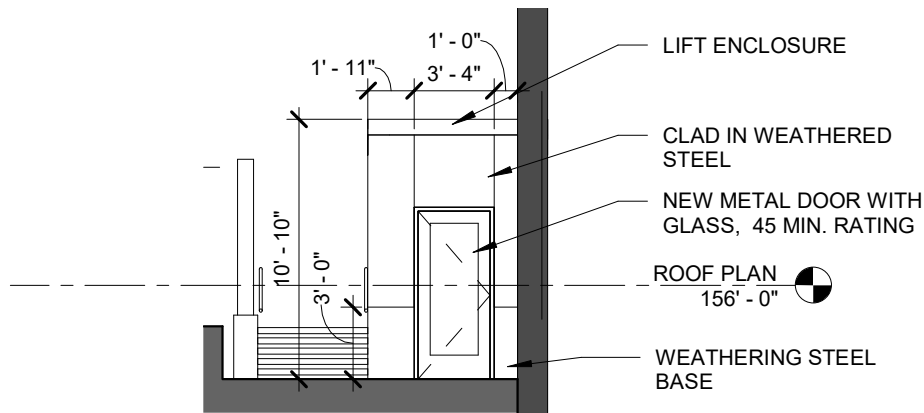
2 STAIR DOG HOUSE WEST - PROPOSED

HPC04E 1/8" = 1'-0"



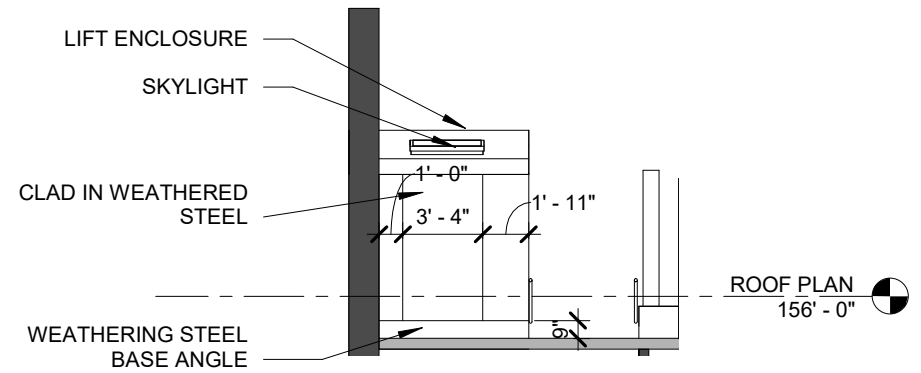
4 STAIR DOG HOUSE - EXIST

HPC04E 1/8" = 1'-0"



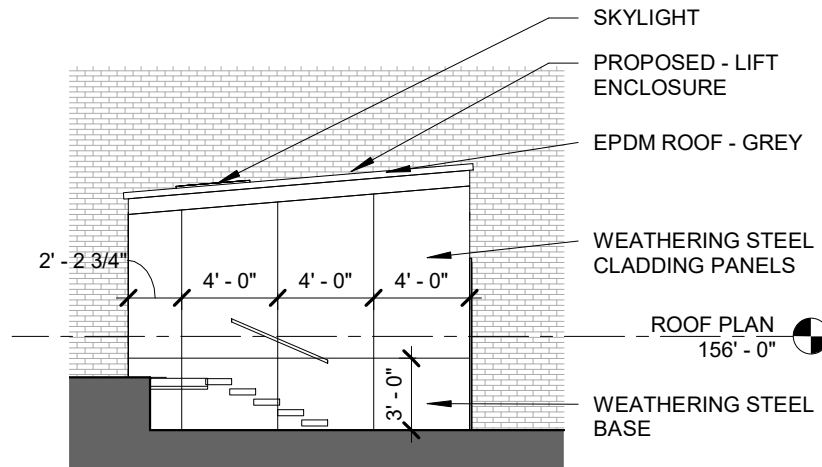
1 LIFT DOG HOUSE SOUTH - PROPOSED

HPC04F 1/8" = 1'-0"



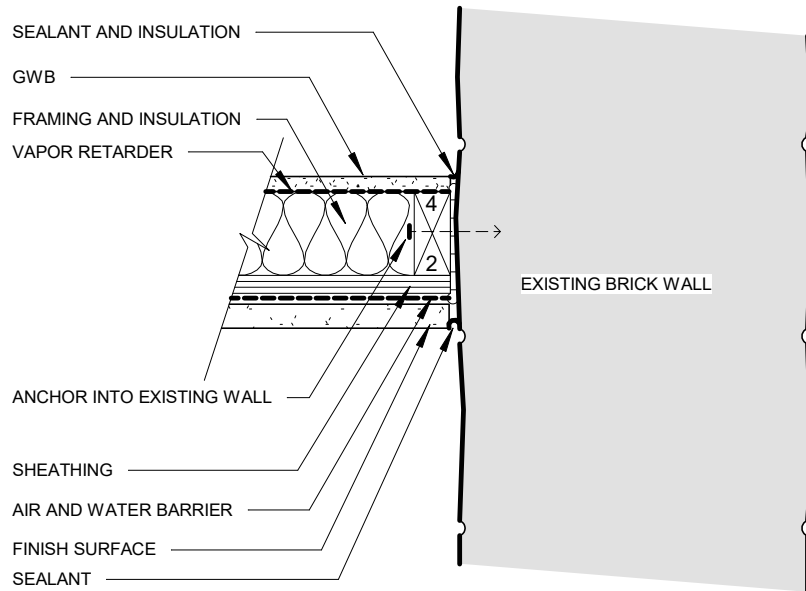
3 LIFT DOG HOUSE NORTH - PROPOSED

HPC04F 1/8" = 1'-0"

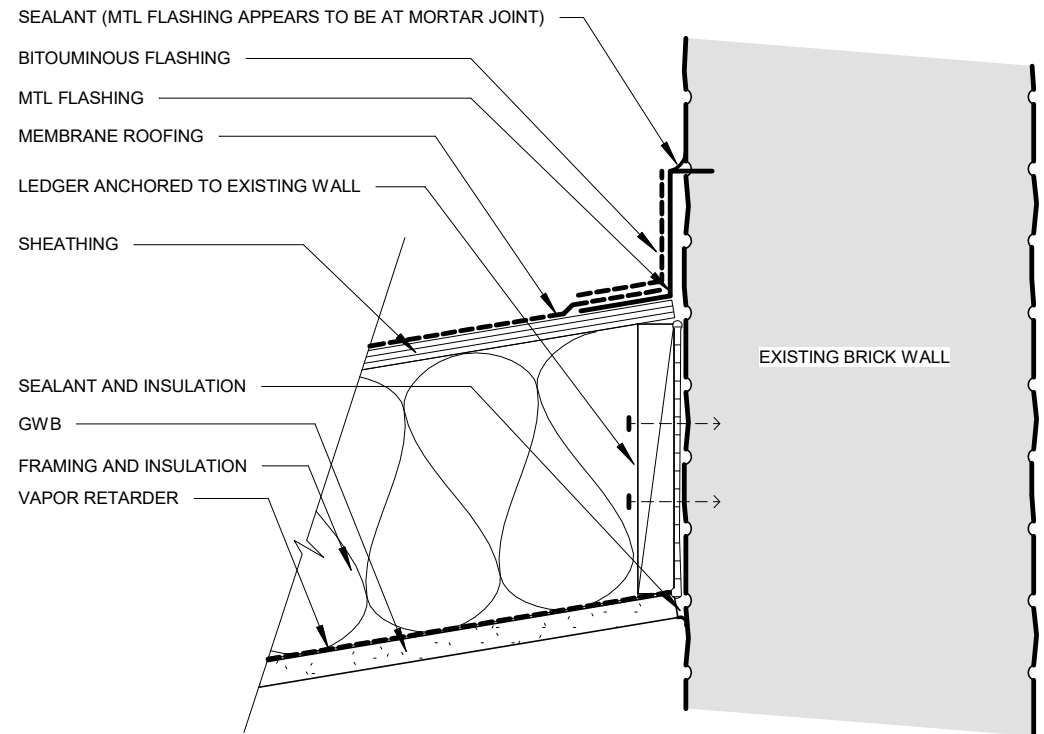


2 LIFT DOG HOUSE WEST - PROPOSED

HPC04F 1/8" = 1'-0"



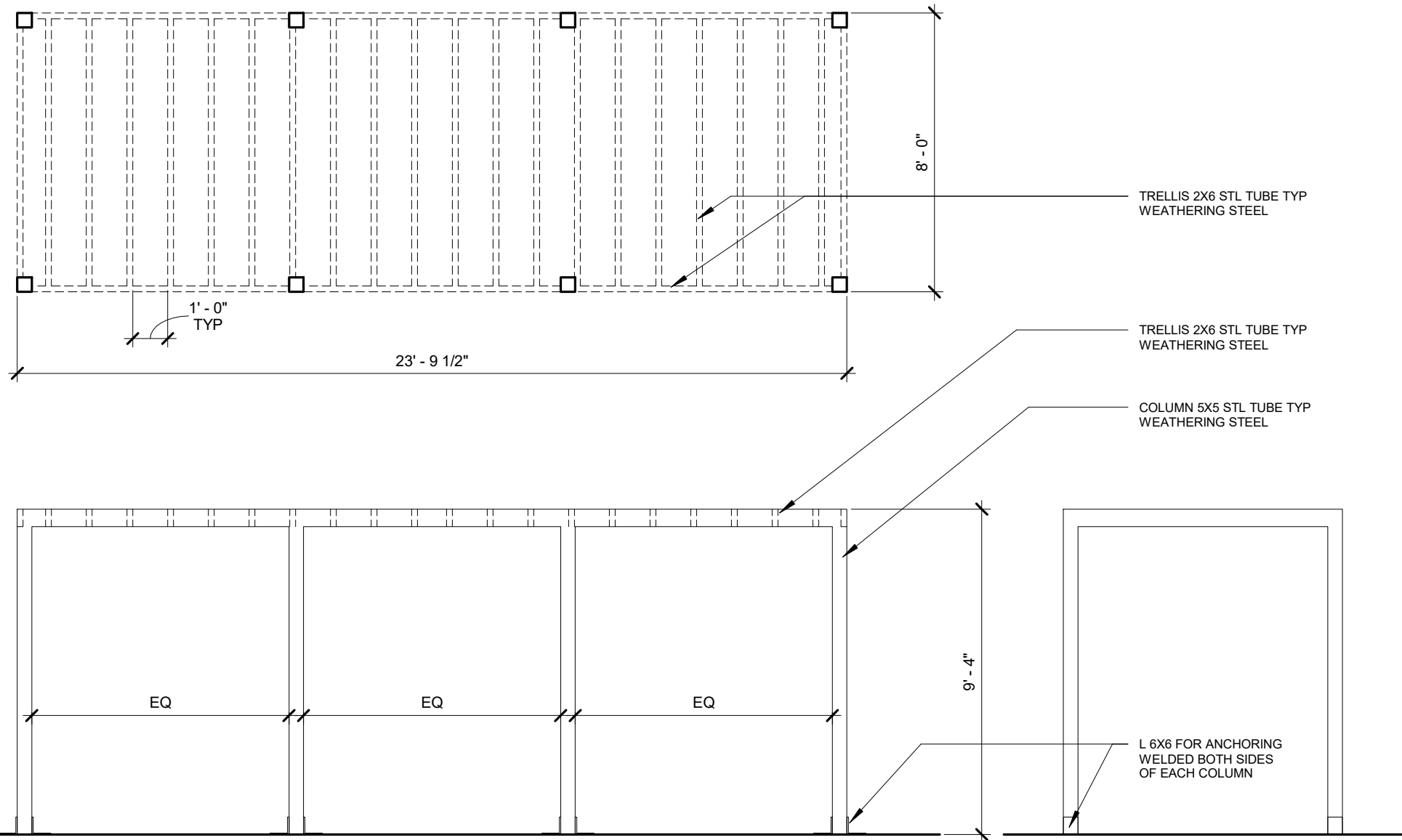
WALL JOINT



ROOF JOINT

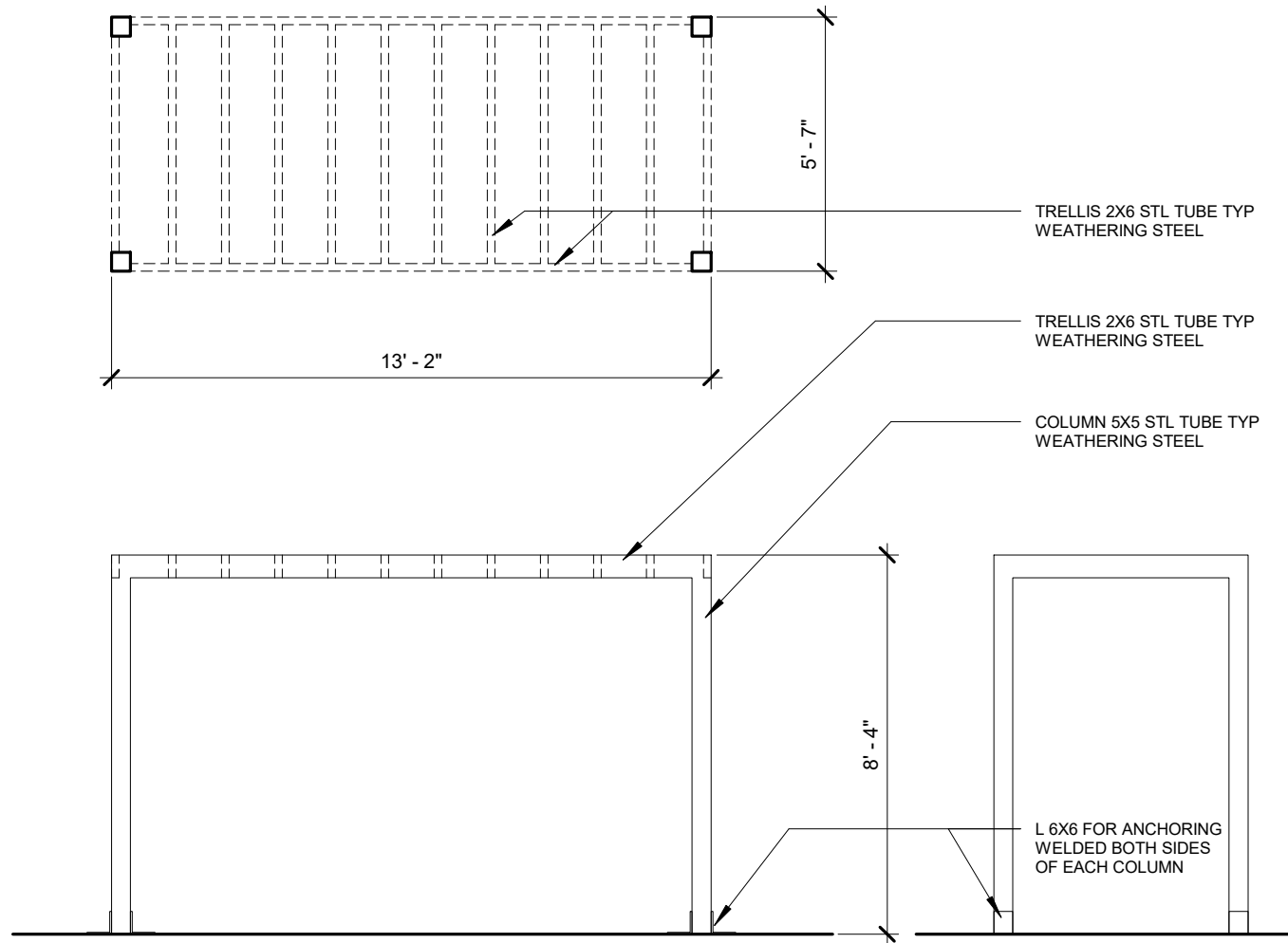
1 EXISTING (NON-PERMITTED) STAIR DOGHOUSE WALL CONNECTIONS

HPC04G 1 1/2" = 1'-0"



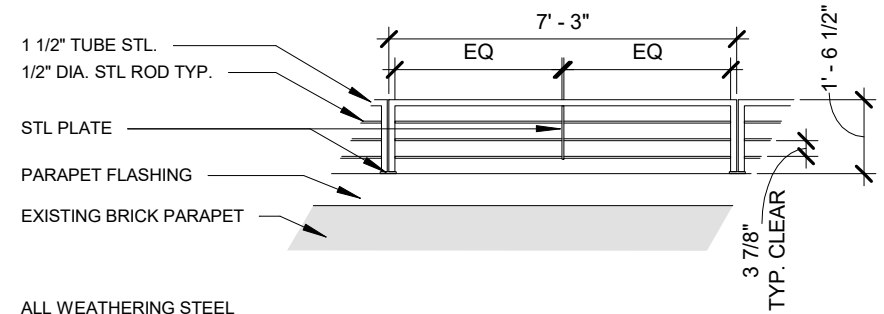
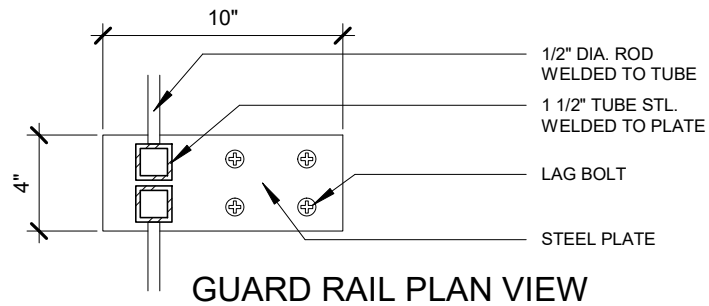
1 TRELLIS 01

HPC04H 1/4" = 1'-0"



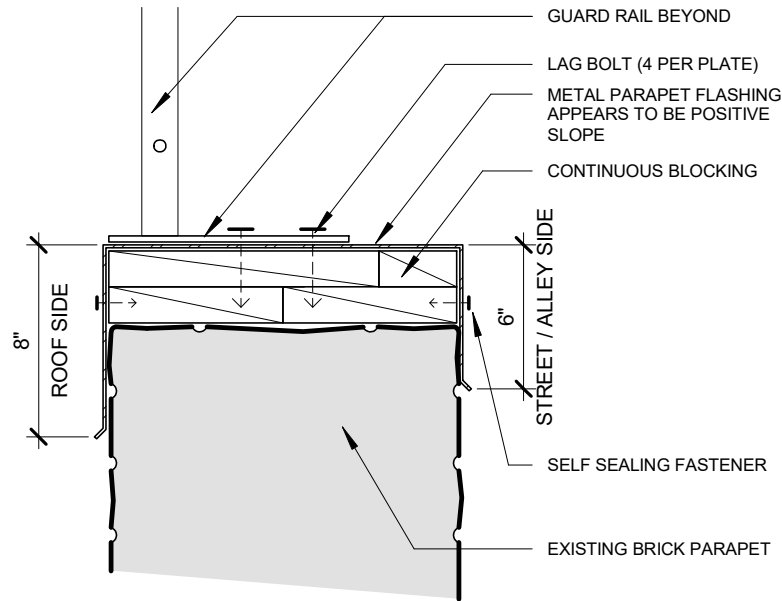
1 TRELLIS 02

HPC04I 1/4" = 1'-0"



2 GUARD RAIL ELEVATION

HPC04J 1/4" = 1'-0"



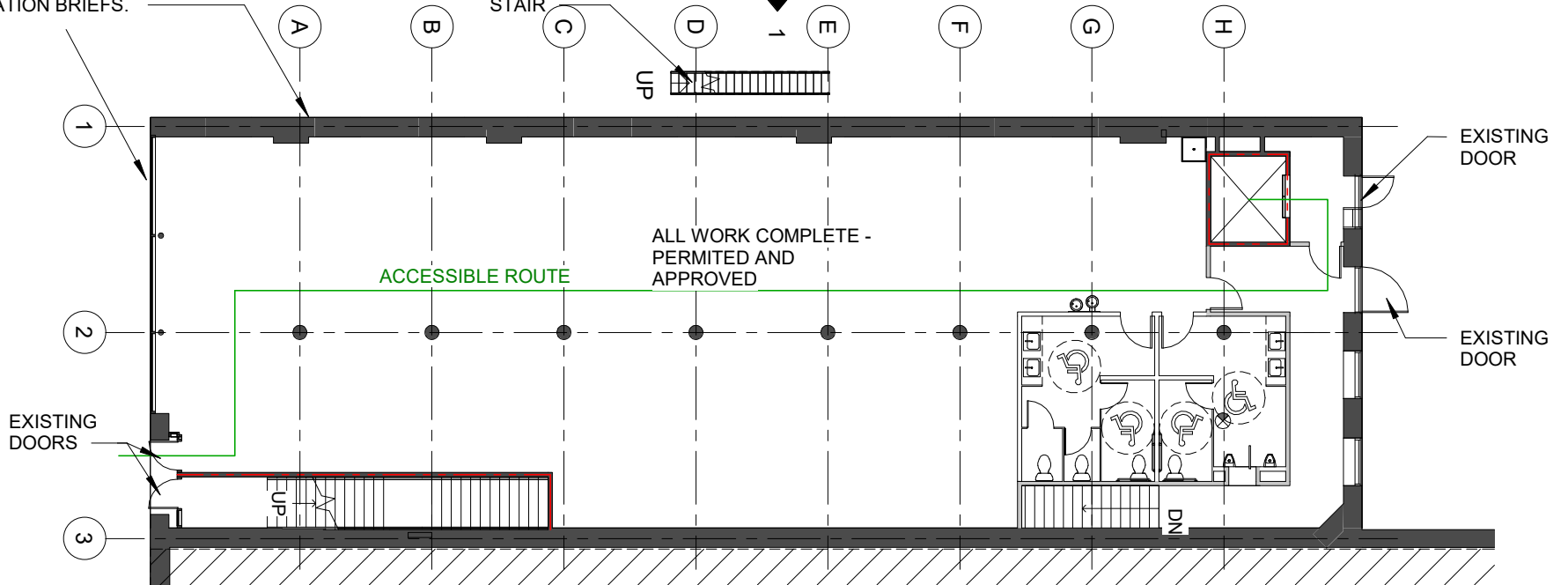
1 EXISTING (NON-PERMITTED) PARAPET GUARD RAIL CONNECTION

HPC04J 1 1/2" = 1'-0"

REMOVE PAINT AT FIRST AVENUE
& ALLEY FACADES AT FIRST LEVEL
IN ACCORDANCE WITH NPS
PRESERVATION BRIEFS.

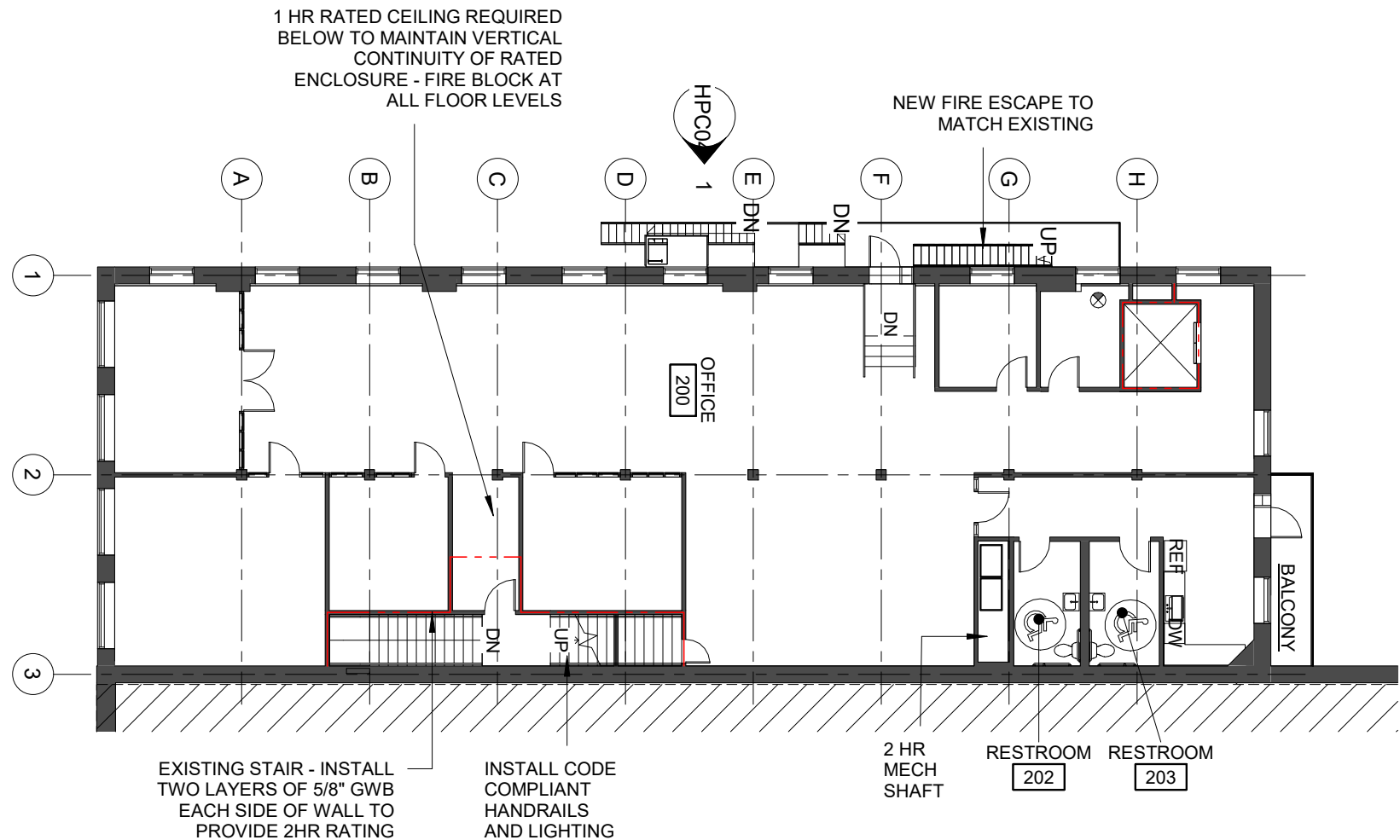
REBUILT
COUNTER
WEIGHTED
STAIR

HPC05
1



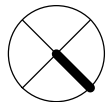
1 FIRST FLOOR PLAN

HPC10 1/16" = 1' - 0"

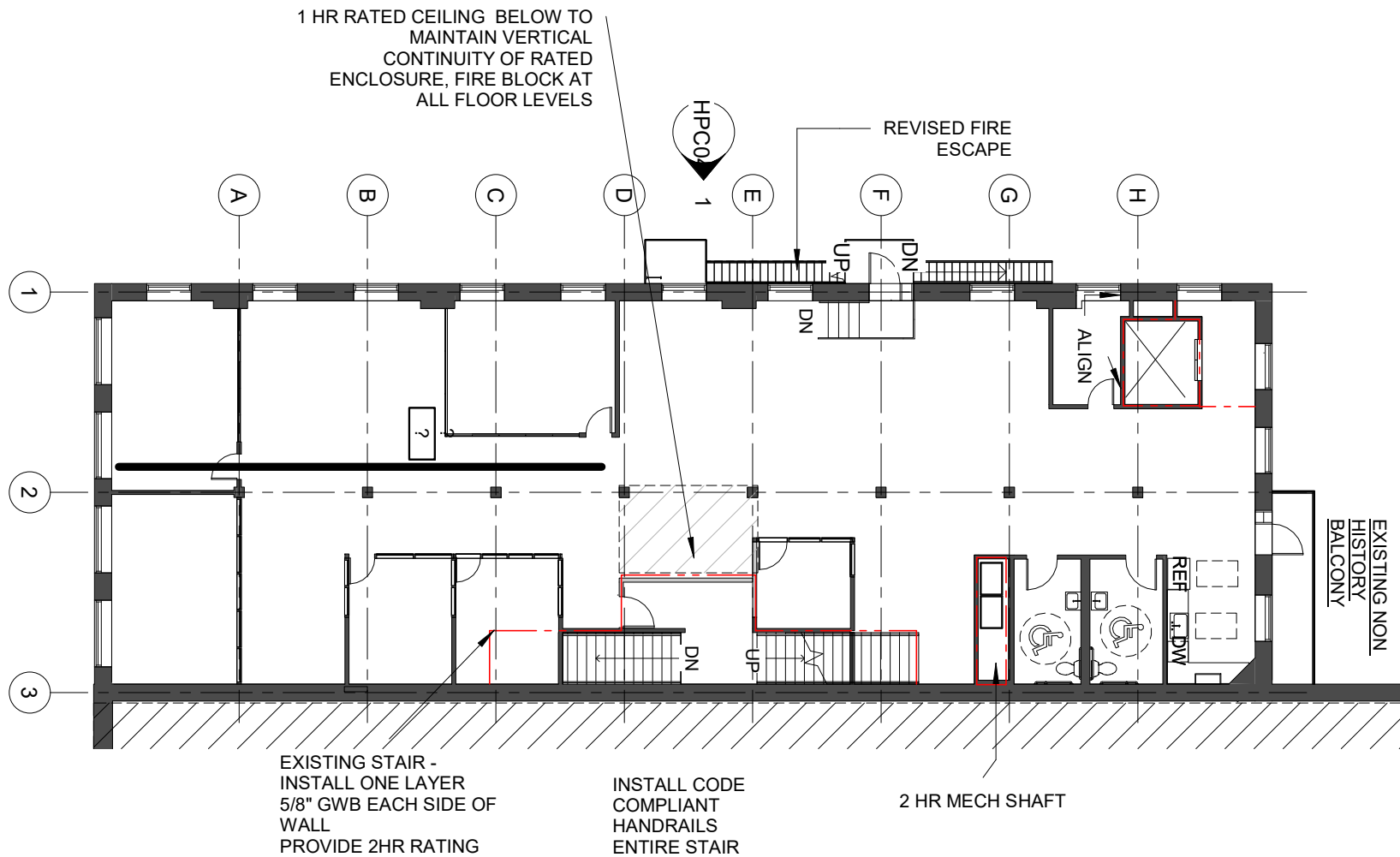


1 SECOND FLOOR PLAN

HPC11 1/16" = 1' - 0"

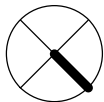


TRUE NORTH

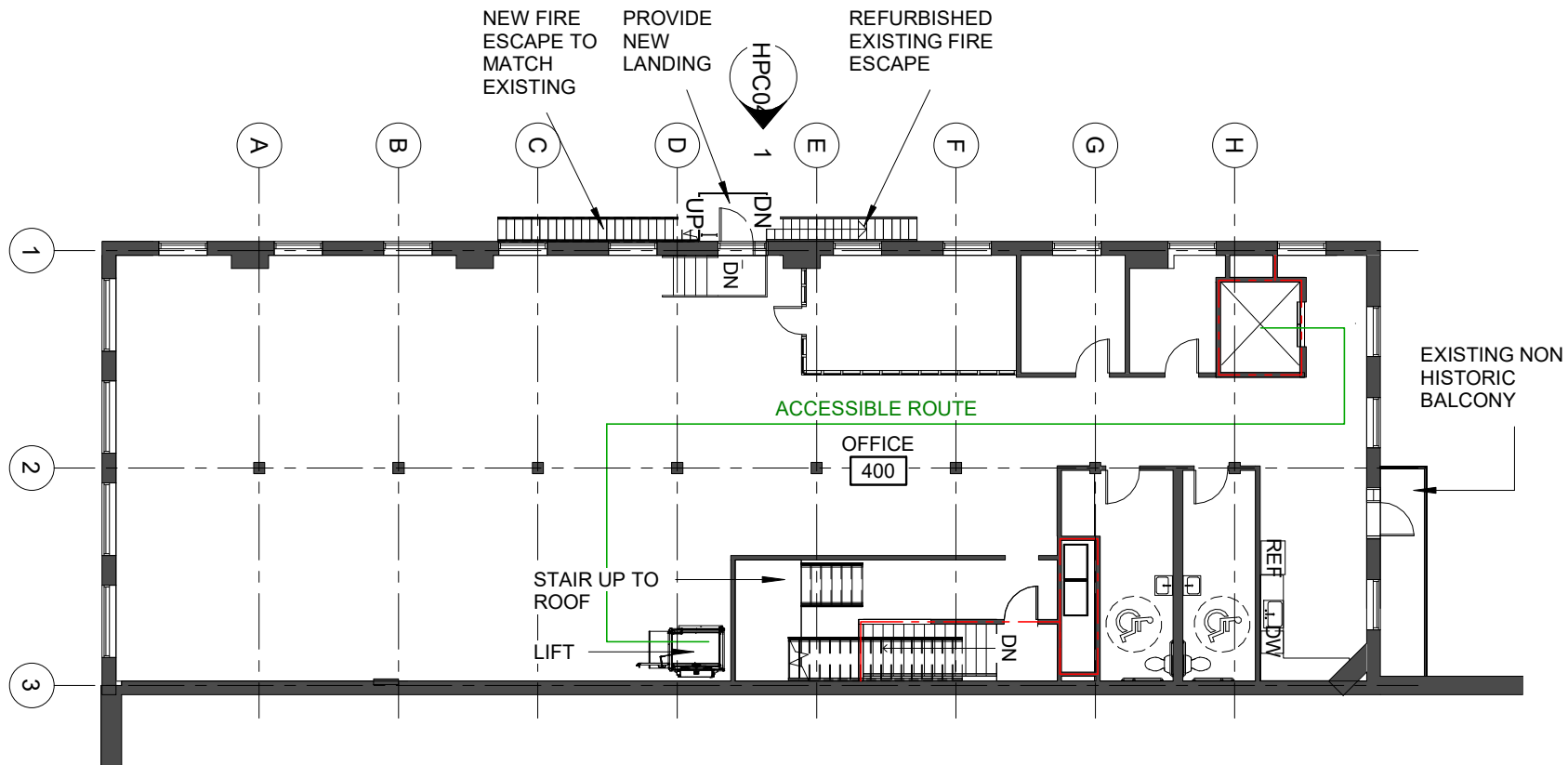


1 THIRD FLOOR PLAN

HPC12 1/16" = 1' - 0"

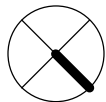


TRUE NORTH



1 FOURTH FLOOR PLAN

HPC12 1/16" = 1' - 0"



TRUE NORTH

PROPOSED (EXISTING
UNPERMITTED) WORK
MADE OF WEATHERED
STEEL - OPEN TRELLIS,
NO ROOF



1 ROOF TRELLIS

HPC06

ROOF PAVER



2 ROOF PAVING

HPC06

PLANTERS, TRELLIS,
ROOF GUARD RAILINGS
TO BE WEATHERING
CORTEN STEEL



3 ROOF TOP STEEL

HPC06

EXISTING - HISTORICAL FIRE
ESCAPE

2016 INSTALLED PARAPET CAP
OF WEATHERED STEEL

PROPOSED (EXISTING
UNPERMITTED) WORK
WEATHERED STEEL RAILING



VIEW FROM ALLEY (WEST ELEVATION)



VIEW FROM ALLEY (WEST ELEVATION)



VIEW FROM FIRST AVENUE NORTH

PROPOSED (EXISTING
UNPERMITTED) WORK TOPS OF
WEATHER STEEL TRELLISES
MINIMALLY VISIBLE



PROPOSED (EXISTING
UNPERMITTED) WORK
WEATHERED STEEL GUARDRAIL
SET BACK ON PARAPET FOR
MINIMAL VISUAL IMPACT



1 VIEW FROM 325 FIRST AVE

HPC08

2 VIEW FROM 319 FIRST AVE

HPC08

3 VIEW FROM 311 FIRST AVE

HPC08



1 VIEW FROM PARKING 2

HPC09



2 VIEW FROM PARKING 1

HPC09



3 VIEW FROM N 4TH AND
FIRST AVE

HPC09



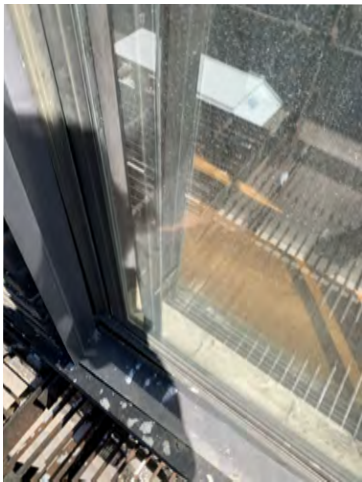
LEVEL TWO EXISTING WINDOW



LEVEL THREE EXISTING WINDOW



LEVEL FOUR EXISTING WINDOW



LEVEL FOUR EXISTING WINDOW SILL

LEVEL TWO WINDOW: TO BE REMOVED AND REPLACED WITH NEW EGRESS DOOR AND SIDE LIGHT AS DETAILED
 LEVEL THREE WINDOW: TO BE REMOVED AND REPLACED WITH NEW EGRESS DOOR AND SIDE LIGHT AS DETAILED
 LEVEL FOUR WINDOW: TO BE REMOVED AND REPLACED WITH NEW EGRESS DOOR AND SIDE LIGHT AS DETAILED

ALL EXISTING WINDOWS ARE DOUBLE PANE SLIDING ALUMINUM PAINTED BLACK AND INCLUDE STORM WINDOWS
 MASONRY OPENINGS INCLUDING SILL TO REMAIN WITH NO MASONRY REMOVAL
 NEW DOORS WILL BUCK AGAINST EXISTING BRICK
 FASTENING IS TO HAPPEN AT MORTAR JOINTS



LEVEL FOUR EXISTING WINDOW HEAD



PARAPET GUARDRAIL BASE CONNECTION



PARAPET GUARDRAIL

EXISTING (NON-PERMITTED) GUARDRAIL AS SHOWN IN DETAILS



TRELLIS 01

EXISTING (NON-PERMITTED) TRELLIS AS SHOWN IN DETAILS



ROOF TO WALL CONNECTION

EXISTING (NON-PERMITTED)
STAIR DOG HOUSE AS SHOWN IN DETAILS

WINDOW IN WALL TO EXISTING WALL CONNECTION
TO BE REMOVED AND REPLACED TO MEET FIRE RATING



WALL TO EXISTING WALL CONNECTION

REMOVE PAINT AT FIRST AVENUE & ALLEY FACADES AT FIRST LEVEL IN ACCORDANCE WITH NPS PRESERVATION BRIEFS.

NOTE: PAINT EXTENDS DOWN ALLEY.



VIEW FROM FIRST AVENUE & PARTIAL ALLEY (03.22.22)



**DOWNTOWN
MINNEAPOLIS
NEIGHBORHOOD
ASSOCIATION**

40 S. 7th Street, STE 212 PMB 172
Minneapolis, Minnesota 55402
Phone: (612) 659-1279
Online: www.thedmna.org

The DMNA Land Use Committee works to promote a safe, active, and welcoming public realm; a stable, civically engaged residential neighborhood; and architecturally distinctive urban design.

April 28, 2021

Mr. Rob Skalecki
City of Minneapolis
CPED – Land Use, Design and Preservation
250 South 4th Street, Room 300
Minneapolis, MN 55415

RE: 314 1st Avenue North – Certificate of Appropriateness Application

Dear Mr. Skalecki:

I am writing on behalf of the Downtown Minneapolis Neighborhood Association's Land Use Committee (DMNA LUC) **to express our support for D-Bold Investment's Certificate of Appropriateness application for 314 1st Avenue North.** Matthew Kruntorad and Kristilyn Vercruysse from MSR Design presented to the DMNA Land Use Committee (LUC) on April 6, 2021. After the presentation and subsequent question and answer period, the committee provided unanimous support.

Kruntorad explained that 314 1st Avenue North is not an historic building, but that it is in an historic district. He stated that the Certificate of Appropriateness is for the following items:

- Addition of guardrail at roof parapet
- Addition of roof trellises
- Review of non-visual furnishings of occupied roof top area
- Review of internal stair doghouse at roof

He noted that D-Bold Investment received a Certificate of Appropriateness from the HPC for similar work in 2013 and 2018. He indicated that some of the projects associated with this application have already been completed. He reviewed the work plans and stated that the materials and detailing will complement existing conditions and make the existing fire escape usable.

If you have any questions regarding this letter, please feel free to contact me at christie@thedmna.org, or 320-583-4573.

Sincerely,

Christie Rock Hantge
DMNA Neighborhood Coordinator

CC: Matthew Kruntorad, MSR Design
Council Member Steve Fletcher
Council Member Lisa Goodman
Pam McCrea, DMNA Board Chair
Kevin Frazell, DMNA Board Liaison to the Land Use Committee
LB Guthrie, DMNA Land Use Committee Vice Chair